

FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

License No. 22 of 2026

This license has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Boxacres Developers Pvt. Ltd., Forsythia Propbuild Pvt. Ltd. in collaboration with Boxacres Developers Pvt. Ltd., A/GF-03, Ground Floor, Kh. No. 369-379, 371/1, Village Sultanpur, MG Centrum, Gadaipur, South West Delhi, New Delhi-110030 for setting up of a Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 over an area measuring 4.5968 acres (area measuring 4.122 acres under migration from license no. 253 of 2023 dated 17.11.2023 & fresh area measuring 0.4748 acre) in the revenue estate of village Naurangpur, Sector 79, Gurugram-Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 is to be set up, are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The license is granted subject to the following conditions:-
 - i. That the licensee shall deposit an amount of Rs. 2,64,16,611/- on account of Infrastructural Development Charges @ Rs. 625/- per Sqm for residential component and @ Rs. 1000/- per sqm for commercial component in two equal instalments; first within 60 days from issuance of this license and second within six months through online portal of Department of Town & Country Planning, Haryana. Any default in this regard will attract interest @ 18% per annum for the delayed period.
 - ii. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Government.
 - iii. That the licensee shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - iv. That the licensee shall construct portion of service road, internal circulation roads, forming the part of site area at their own cost and shall transfer the land falling within alignment of same free of cost to the Government u/s

Director
Town & Country Planning
Haryana, Chandigarh

3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

- v. That the licensee have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- vi. That the licensee shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
- vii. That the licensee shall integrate the services with HSVP and GMDA services as and when made available.
- viii. That the licensee has understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and the licensee shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- ix. That the licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by HSVP/GMDA.
- x. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xi. That the licensee shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- xii. That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- xiii. That the licensee shall obtain the requisite permission from Power Department regarding installation of electrical infrastructure as prescribed in order circulated vide DTCP dated 30.10.2019.
- xiv. That the licensee shall submit compliance of Rule 24, 26 (2), 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein the licensee have to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- xv. That the licensee shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.

- xvi. That the licensee shall not give any advertisement for sale of commercial area before the approval of layout plan/building plans of the same.
- xvii. That the licensee shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 and its further amendments from time to time.
- xviii. That the licensee shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- xix. That the licensee shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, the licensee would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- xx. That the licensee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xxi. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- xxii. That the licensee shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
- xxiii. That the licensee will abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the, Haryana Development and Regulations of Urban Areas Act, 1975.
- xxiv. That the licensee shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, the licensee shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- xxv. That the licensee shall file half yearly reports containing the complete list of occupants, the duration of occupancy, the facilities offered in the premises etc. to the Monitoring Committee to be chaired by the Deputy Commissioner of the concerned district on a format, as prescribed.
- xxvi. That the licensee shall comply with the terms and conditions of Retirement Housing policy dated 04.11.2024 and as amended from time to time.
- xxvii. That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Colony

after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer.

- xxviii. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- xxix. That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- xxx. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxxi. The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment get paid as per the prescribed schedule.
- xxxii. That licensed land forming the part of Sector, Road, Service roads, Green belts and 24/18 mtrs wide road as the case may be land pockets which are earmarked for community sites shall be transferred within a period of 30 days in favour of Government from the date of approval of Zoning Plan, if any.
- xxxiii. That the licensee shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree at applied site, before grant of licence.
- xxxiv. That the licensee shall obey all the directions/restrictions imposed by the Department from time to time.
3. That the licensee shall get the electrification plan approved from the competent authority of DISCOM and submit the same within 30 days from approval of building plans.
4. The licence is valid up to 29-01-2031.

Dated: 30-01-2026.
Place: Chandigarh

(Amit Khatri, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action:

1. Boxacres Developers Pvt. Ltd., Forsythia Propbuild Pvt. Ltd. in collaboration with Boxacres Developers Pvt. Ltd., A/GF-03, Ground Floor, Kh. No. 369-379, 371/1, Village Sultanpur, MG Centrum, Gadaipur, South West Delhi, New Delhi-110030 alongwith copy of demarcation-cum-zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chairman, Haryana Real Estate Regulatory Authority, Gurugram.
5. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
6. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
8. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Gurugram.
10. Chief Engineer, HSVP, Gurugram.
11. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
12. Land Acquisition Officer, Gurugram.
13. Senior Town Planner, Gurugram.
14. District Town Planner, Gurugram along with a copy of agreement & demarcation-cum-zoning plan.
15. Chief Accounts Officer O/o DTCP, Haryana.
16. PM (IT) to update the status on the website.

(Ashish Sharma)
District Town Planner (HQ)
For: Director, Town & Country Planning,
Haryana, Chandigarh

To be read with License No. 22.....Dated 30/01/2026 of 2026

| Village | Name of owner | Rect. No. | Killa No. | Area (K-M) |
|------------|-------------------------------|-----------|--------------|---|
| Naurangpur | Forsythia Propbuild Pvt. Ltd. | 51 | 17/2min | 1-15 |
| | | | 24/2 | 5-8 |
| | | | 25/1 | 1-8 |
| | | | 17/3 | 1-5 |
| | | 55 | 4/2 | 5-8 |
| | | | 5 | 8-0 |
| | | 54 | 1/1min | 3-9.5 |
| | Boxacres Developers Pvt. Ltd. | 51 | 25/2/2 | 4-18 |
| | | 52 | 21/2/2 | 1-8 |
| | | 54 | 1/2 | 3-16 |
| | | | Total | 36-15.5 Or 4.5968 Acres |

Director
Town & Country Planning
Haryana, Chandigarh